

CITY COUNCIL REPORT



Meeting Date: July 1, 2015
 General Plan Element: *Neighborhoods*
 General Plan Goal: *Enhance and protect neighborhoods*

ACTION

Astoria
55-ZN-1978#2

Request to consider the following:

1. Adopt Ordinance No. 4211 approving a zoning district map amendment to amend the previously approved PRD Development Plan, with amended development standards, for a site zoned Single Family Residential District (R1-18 PRD), to allow for a new 7-lot residential subdivision on +/- 3.3 acres, finding that the Planned Residential Development (PRD) criteria have been met, determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, located at 7930 E. Gold Dust Avenue.
2. Adopt Resolution No. 10157 declaring "Astoria Development Plan" as a public record.

Key Items for Consideration

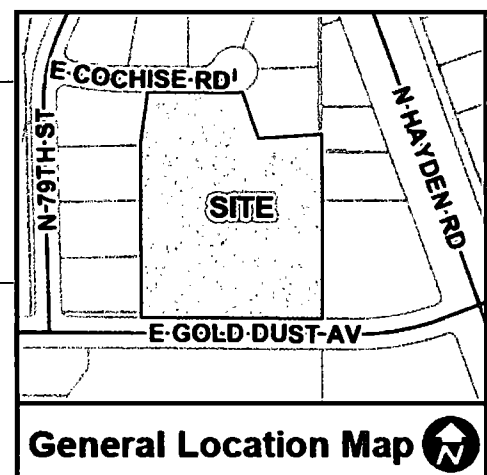
- Proposed density consistent with the surrounding neighborhood
- Proposed plat utilizes existing zoning and existing amended site development standards
- Concessions made by applicant in response to concerns raised by neighbors (refer to Attachment #6, Citizen Involvement)
- Existing overhead power lines to be undergrounded
- Existing infrastructure sufficient to accommodate increased density
- Public comment in support and opposition to request
- Planning Commission heard this case on June 10, 2015 and recommended approval with a vote of 6-0.

OWNER

Cachet Astoria, LLC
 480-556-7000

APPLICANT CONTACT

Ron Homyak
 Cachet Homes
 480-556-7022



LOCATION

7930 E Gold Dust Av

BACKGROUND

General Plan

The 2001 General Plan Land Use Element designates the subject site as Suburban Neighborhoods, which supports medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are typically more than one dwelling unit per acre, but less than eight dwelling units per acre. The density proposed for this subdivision is approximately 1.9 dwelling units per acre of gross land area, consistent with the Suburban Neighborhoods designation.

Zoning

The site is zoned Single Family District, Planned Residential Development (R1-18 PRD), which allows for development of single-family residential, as well as other supportive uses such as places of worship, schools and parks. The site is part of a PRD Development Plan with amended development standards that was approved in 1978 for the Fox Hollow subdivision; which borders the site to the north and west. At that time, the subject site was an “exception” to the Fox Hollow subdivision, as it was (and continues to be) occupied by two existing single-family dwellings; however, the site was included on the official zoning map as part of the PRD Development Plan. As such, a zoning district map amendment is required to amend the original Development Plan, and increase the density on the site from what is currently 0.6 dwelling units per acre of gross land area to the proposed density of 1.9 dwelling units per acre of gross land area. The proposed density is consistent with the density of the Fox Hollow subdivision.

Context

The subject site is located on the north side of E. Gold Dust Avenue, approximately 230 feet west of N. Hayden Road. The site is bordered to the north and west by the Fox Hollow subdivision, also zoned R1-18 PRD, to the east by an office complex zoned Commercial Office District, Planned Community District (C-O P-C), and to the south by Gainey Ranch Golf Course zoned Open Space District, Planned Community District (O-S P-C). Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Single-Family Residential, zoned R1-18 PRD
- South: Golf Course, zoned O-S P-C
- East: Office, zoned C-O P-C
- West: Single-Family Residential, zoned R1-18 PRD

Other Related Policies, References:

- 2001 General Plan
- 55-ZN-1978: Approved a zoning district map amendment that changed the zoning from R1-35 to R1-18 PRD, with a Development Plan and amended development standards

APPLICANT'S PROPOSAL

Goal/Purpose of Request

The applicant seeks approval to amend the previously approved PRD Development Plan (DP), originally approved in 1978 for the Fox Hollow subdivision, to allow for a new 7-lot subdivision. At that time, the site was (and continues to be) occupied by two single-family dwellings and was therefore excluded from the Fox Hollow subdivision plat. As the current DP only contemplates two single-family dwellings on this site, a zoning district map amendment is required to amend the DP and increase the density from what is currently 0.6 dwelling units per acre of gross land area to the proposed 1.9 dwelling units per acre of gross land area.

Development Information

- Existing Use: Single-Family Residential
- Proposed Use: Single-Family Residential
- Parcel Size: +/- 3.3 acres of gross land area
- Building Height Allowed: 30 feet (single-story within 50 feet of specified residential districts)
- Building Height Proposed: 24 feet (single-story, except easternmost lots, which may be two-story and 30 feet in height)
- Rear Setback Allowed: 20 feet
- Rear Setback Provided: 20 feet (except westernmost lots, which must have 30-foot rear yard setback)
- Density Allowed: 0.6 dwelling units per acre of gross land area (current Development Plan)
- Density Proposed: 1.9 dwelling units per acre of gross land area

IMPACT ANALYSIS

General Plan

The density proposed for this subdivision is approximately 1.9 dwelling units per acre of gross land area, consistent with the intent of the Suburban Neighborhoods designation of the General Plan.

PRD Design Criteria

1. **The overall plan shall be comprehensive, embracing the land, buildings, landscape and their interrelationships, and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.**
 - The site was previously developed and is occupied by two single-family dwellings, which will be demolished to make way for the proposed subdivision. The proposed Development Plan is contextually compatible with the surrounding neighborhood in terms of density and open space, and is consistent with the 2001 General Plan, Suburban Neighborhoods designation.
2. **The plan shall provide open space, circulation, off-street parking and pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related**

to the topographic and natural landscape features of the site.

- The proposed plat includes 10-foot wide open space/landscape tracts along both street frontages, consistent with other subdivisions in the vicinity to provide a buffer between the adjacent lots and the street. Circulation will be provided by a public street designed to the City's standards for Local Residential streets and each unit will include a garage and driveway for off-street resident and guest parking. Pertinent amenities and common areas were accounted for as part of the original Development Plan; however, an easement will be set aside for a future trail along the eastern edge of the proposed subdivision, and there is an existing multi-use path along the western edge of the Fox Hollow subdivision that serves this community as well as the surrounding neighborhood. The site is relatively flat, with very little topographic variation and no natural landscape features, other than existing indigenous trees, to dictate how the site is developed.
- 3. The proposed development shall be compatible with existing and planned land use, and with circulation patterns on adjoining properties, and shall not constitute a disruptive element to the neighborhood and community.**
- The existing Fox Hollow subdivision which borders this site to the north and west was built out with a density of approximately 1.69 dwelling units per acre of gross land area. The proposed subdivision represents a slight increase in density (1.9 dwelling units per acre of gross land area), but is still contextually compatible with the surrounding neighborhood in terms of density and land use. An increase from two single-family dwellings to seven single-family dwellings will not cause a significant increase in traffic volumes or alter existing traffic patterns; and is not anticipated to be a disruptive element to the neighborhood or community.
- 4. The internal street system shall not be a dominant feature in the overall design; rather it should be designated for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.**
- The proposed street is designed to the City's standards for Local Residential streets, which is sufficient to accommodate vehicular traffic for this subdivision. No common areas or pertinent amenities are proposed, other than landscape tracts along the perimeter of the subdivision.
- 5. Common areas and recreation areas shall be located so as to be readily accessible to the occupants of the dwelling units and shall be well related to any common open spaces provided.**
- No common areas or pertinent amenities are proposed, other than landscape tracts along the perimeter of the subdivision. An easement will be set aside along the eastern edge of the subdivision to accommodate a future trail and there is an existing multi-use path along the western edge of the Fox Hollow subdivision that serves this community as well as the surrounding neighborhood.
- 6. Architectural harmony within the development and within the neighborhood and community**

shall be obtained so far as practicable.

- Astoria will be a tract home subdivision, with a selection of standard designs utilized to promote architectural harmony within the development. Building height and density will be consistent with the surrounding neighborhood and community.

PRD Findings

Before approval or modified approval of an application for a proposed PRD district, the Planning Commission and City Council must find:

- A. **That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.**
- The proposed density of 1.9 dwelling units per acre of gross land area is consistent with the intent of the Suburban Neighborhoods designation, and with the density of the surrounding area. This is an infill subdivision that is surrounded by existing single-family neighborhoods; and is able to utilize existing infrastructure and streets without relying on surrounding neighborhoods for utilities or access.
- B. **That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated hereby.**
- One street ending in a cul-de-sac is proposed for this subdivision. The street and cul-de-sac are designed to meet the City's design standards for Local Residential Streets. Transportation staff has reviewed the design and deemed it suitable and adequate to handle anticipated traffic generated by this development.
- C. **The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the Planned Residential Development will constitute a residential environment of sustained desirability and stability that will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population.**
- The proposed density and lot design are consistent with the surrounding neighborhood, promoting a residential environment that is sustained and desirable. As this a relatively small infill project consisting of only seven lots, no public facilities or other amenities are needed or proposed.

Amended Property Development Standards

The application shall be accompanied by written terminology and graphic material, and will illustrate the conditions that the modified standards will produce, so as to enable the Planning Commission and City Council to make the determination that the modification will produce a living environment, landscape quality and lifestyle superior to that produced by the existing standards.

- **The proposal is primarily an amendment to the site plan for the PRD. Existing amended**

property development standards approved as part of the original PRD are being utilized, with minor modifications agreed upon between the developer and the adjacent lot owners. The proposed Development Plan includes a Project Narrative and plans necessary for the Planning Commission and City Council to make a determination on the viability of the proposed PRD development. The community has developed around the site, which has been occupied by two single-family residences since the 1960's, when this was primarily a rural area. The introduction of a new subdivision with similar characteristics and density to the surrounding neighborhood, as well as the introduction of landscape tracts along the street frontages, should enhance the living environment and lifestyle for the property owner and the surrounding neighborhood.

Traffic/Trails

The Transportation Division has reviewed the proposal and determined the proposed density will not have an adverse impact on existing traffic patterns in the area. To accommodate a future trail, a 5-foot Non-Motorized Public Access Easement will be dedicated over the existing 5-foot Equestrian Easement, located along the eastern edge of the site.

Water/Sewer

Basis of Design Reports for water and sewer have been reviewed and accepted by the City's Water Resources Division. The applicant will construct all water and sewer improvements needed to accommodate this subdivision.

Public Safety

The City's public safety divisions have reviewed the proposal and find that there is adequate ability to provide emergency services. The nearest fire station is located at 7455 E. Shea Blvd., approximately 3,200 feet (0.61 mile) from the project site; and the nearest police station is the Police Beat 12 Office, located at 10893 N. Scottsdale Road, approximately one mile from the project site. No impacts to existing service levels are anticipated.

School District Comments/Review

The Scottsdale Unified School District reviewed the proposal and has determined existing facilities are sufficient to serve the proposed residential density.

Open Space

Consistent with other subdivisions in the area, the proposed plat includes 10-foot wide open space/landscape tracts along both street frontages, to provide a setting for the subdivision and a buffer between the lots and the street. All open space and landscaping will be private and maintained by the lot owners, or by a future Homeowner's Association.

Community Involvement

Property owners within 750 feet of the project site have been notified via e-mail of the applicant's request and the site is posted with the required signage. The applicant attended the Fox Hollow HOA meeting on 1/19/15 to answer questions and compile a list of concerns and requests from the surrounding neighborhood. A subsequent Open House was hosted by the applicant at Scottsdale Bible Church on 2/2/15, which was attended by 20 residents of the Fox Hollow subdivision. In their

Citizen Review Report, the applicant indicates that all in attendance were in support of the original plan, which called for 9 lots; however, subsequent correspondence received by staff and the applicant included concerns and requests from four adjacent property owners. Since that time, staff and the applicant have met with the concerned neighbors. As a result of those discussions, the number of lots has been reduced from 9 to 7 and the developer has agreed to accommodate a concessions presented by the neighbors. Refer to Attachment #6, Citizen Involvement.

OTHER BOARD'S& COMMISSION'S

Planning Commission

Planning Commission heard this case on June 10, 2015 and recommended approval with a vote of 6-0.

Staff's Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Planned Residential Development (PRD) criteria have been met, determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, and recommend that City Council approve a zoning district map amendment to amend the previously approved PRD Development Plan, with amended development standards, for a site zoned Single Family Residential District (R1-18 PRD), to allow for a new 7-lot residential subdivision on +/- 3.3 acres, located at 7930 E. Gold Dust Avenue, per the attached stipulations.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4211 approving a zoning district map amendment to amend the previously approved PRD Development Plan, with amended development standards, for a site zoned Single Family Residential District (R1-18 PRD), to allow for a new 7-lot residential subdivision on +/- 3.3 acres, finding that the Planned Residential Development (PRD) criteria have been met, determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, located at 7930 E. Gold Dust Avenue.
2. Adopt Resolution No. 10157 declaring "Astoria Development Plan" as a public record..

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Greg Bloemberg
Senior Planner
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

6-11-15


Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/2/2015

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

6/15/15

Date

ATTACHMENTS

1. Ordinance No. 4211
Exhibit 1. Stipulations
Exhibit 2. Zoning Map
2. Resolution No. 10157
Exhibit A. "Astoria Development Plan"
3. Additional Information
4. Context Aerial
- 4A. Aerial Close-Up
5. General Plan Map
6. Citizen Involvement
7. City Notification Map
8. June 10, 2015 Planning Commission minutes

ORDINANCE NO. 4211

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 55-ZN-1978#2 TO AMEND THE PREVIOUSLY APPROVED PLANNED RESIDENTIAL DEVELOPMENT (PRD) DEVELOPMENT PLAN FOR A SITE ZONED SINGLE FAMILY RESIDENTIAL DISTRICT (R1-18 PRD), TO ALLOW FOR A NEW 7-LOT RESIDENTIAL SUBDIVISION, WITH AMENDED DEVELOPMENT STANDARDS ON 3.3+/- ACRES LOCATED AT 7930 E. GOLD DUST AVENUE.

WHEREAS, the Planning Commission held a hearing on June 10, 2015;

WHEREAS, the City Council held a hearing on July 1, 2015; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 55-ZN-1978#2.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. The Planning Commission has made findings in conformance with the requirements of the PRD district and the Council also finds:

- A) That the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development;
- B) That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby;
- C) The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the planned residential development will constitute a residential environment of sustained desirability and stability that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities such as schools, playgrounds and parks, are adequate to serve the anticipated population.

Section 2. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 3.3 +/- acre parcel located at 7930 E. Gold Dust Avenue and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, to amend the previously approved Planned Residential Development (PRD) Development Plan for a site zoned Single Family Residential District (R1-18 PRD), to allow for a new 7-lot residential subdivision, with amended development standards and by adopting that certain document entitled "Astoria Development Plan" declared a public record by Resolution No. 10157, which is incorporated into this ordinance by reference as if fully set forth herein.

Section 3. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 1st day of July, 2015.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W. J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Senior Assistant City Attorney

Stipulations for the Zoning Application:

Astoria

Case Number: 55-ZN-1978#2

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

Bold print and strikethrough in Stipulation #10 reflect amendments by staff after discussions with the applicant.

GOVERNANCE

1. The stipulations for case 55-ZN-1978 shall continue to apply to this subdivision, except as amended in the stipulations below.

SITE DESIGN

2. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform to the Development Plan, entitled "Astoria Development Plan", which is on file with the City Clerk and made a public record by Resolution No. 10157, and incorporated into these stipulations and ordinance by reference as if fully set forth herein.
3. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform to the amended development standards that are included as part of the Development Plan.
4. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated in the Land Use Budget Table below.

Land Use Budget Table						
Parcels	Gross Acres	Zoning	Proposed DU/AC	Max DU/AC	Proposed # of Lots	Max # of Lots
175-47-005G 175-47-005H	+/- 3.3 acres	R1-18 PRD	1.9 DU's per acre of gross land area	1.9 DU's per acre of gross land area	7	7

5. OPEN SPACE. The final plat shall include minimum 10-foot wide landscape areas along the entire site frontage, on both E. Gold Dust Road and E. Cochise Drive, to be dedicated as common area tracts. Maintenance of the landscape tracts shall be the responsibility of the future lot owners, or Homeowner's Association.
6. OVERHEAD UTILITY LINES. The existing overhead utility lines, located along the eastern boundary of the project site, shall be undergrounded prior to issuance of any on-lot building permits.

INFRASTRUCTURE AND DEDICATIONS

7. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
79 th Way	Local Residential (Suburban Character)	Dedicate a 46-foot right-of-way over the street and a 50-foot radius right-of-way over the cul-de-sac.	Construct a full-street improvement with 28' BC-BC, roll curb and 6' sidewalk on both sides of the street	a.1.
E. Gold Dust Avenue		None – 30' half street right-of-way (existing)	Driveway	

a.1. The owner shall construct the internal street to conform to Sec. 5-3.107C "Local Residential – Suburban Character" (Figure 5.3-20) as set forth in the DS&PM.

8. **ACCESS RESTRICTIONS.** Access from E. Gold Dust Avenue into the subdivision, and to all lots within the subdivision, shall be provided by a new public street, as indicated on the Development Plan.

9. **STREETLIGHTS.** The final civil improvement plan submittal shall include a streetlight plan indicating the location and design of a new streetlight. The new streetlight shall be located near the entrance to the proposed subdivision.

10. **NON-MOTORIZED PUBLIC TRAIL ACCESS EASEMENT.** The owner shall dedicate to the city a ~~15~~ 5-foot wide non-motorized public trail access easement along the eastern property line, over the ~~existing 10 foot wide public utility easement~~ and existing 5 foot wide equestrian easement.

11. **TRAIL NOTICE.** The final plat shall include notice to the public that a non-motorized public trail is in place along the east sides of lots 5-7, as shown on the Development Plan.

12. **CONSTRUCTION COMPLETED.** Before any building permit is issued for lots in the subdivision, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.



Astoria

Exhibit 2
Ordinance No. 4211

55-ZN-1978#2

RESOLUTION NO. 10157

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "ASTORIA DEVELOPMENT PLAN".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Astoria Development Plan", attached as exhibit 'A', three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 1st day of July, 2015.

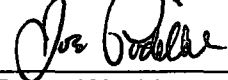
ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Carolyn Jagger, City Clerk

By: _____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Bruce Washburn, City Attorney
By: Joe Padilla, Senior Assistant City Attorney

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Resolution No. 10157
Page 1 of 1

ATTACHMENT #2

Astoria Development Plan

55-ZN-1978#2

Cachet Homes

17200 N. Perimeter Drive Suite 102 Scottsdale, AZ 85255
Phone 480-556-7000 Fax 480-778-8626 CachetHomes.net

April 15, 2015
City Of Scottsdale
Planning & Development
One Stop Shop
1 Civic Center
7447 E Indian School Rd Suite 100
Scottsdale AZ 85251

Application Narrative Astoria by Cachet Homes

Astoria is a proposed subdivision located west of the northwest corner of Hayden Road and Gold Dust Avenue. Currently the site is comprised of two parcels totaling 3.321 acres net and gross acres of 3.671. Existing on the site is one single family residence and several accessories buildings. The north and west sides of the site are enclosed by a masonry wall and have single family residences bordering the west and Cochise Road bordering the north. The south and east sides are enclosed by chain link fence with Gold Dust Avenue on the south, and a commercial site on the east. The commercial site masonry wall appears to be about 10' inside their property line. This buffer area between site and commercial enclosure wall includes a drainage wash and a trial easement (5' located on subject site).

Cachet proposes to remove all existing improvements except west masonry wall and subdivide the site into seven single family residential custom home sites. The seven lots will range in size from 16,600 to 18,700 square feet with an average of approximately 17,000 square feet, (typical lot is approximately 110' wide by 150' deep). The designed subdivision density is 1.9 dwelling units per gross acre. Subdivision design will comply with the existing site development standards approved under the original PRD zoning for Fox Hollow and no additional amendments are needed. 10' landscape buffer tracts will be provided on Cochise Road and Gold Dust Avenue, maintenance of the tracts will be the responsibility of a newly formed home owner's association. Lots will be accessed via a new publicly dedicated cul-de-sac road. Said road will adjoin Gold Dust Avenue and likely be named 79th Way and due to its location will have no increased vehicular traffic impact on the neighboring subdivisions.

Astoria is basically an in-fill project in a well-established neighborhood of Scottsdale. The proposed design of Astoria will be very similar to the surrounding residential uses and compliments the suburban desert character and lifestyle. The development of these custom home sites encourages a diversity of housing options in the area, allowing the focus of the product design to lie within the end user. The addition of these home sites into the area will add value to the neighborhood. Additionally City staff have confirmed existing water and sewer facilities are adequate for the new development, thereby potentially increasing revenues without additional burden to the City infrastructure.



Cachet Homes

17200 N. Perimeter Drive Suite 102 Scottsdale, AZ 85255
Phone 480-556-7000 Fax 480-778-8626 CachetHomes.net

City Of Scottsdale
Planning & Development
One Stop Shop
1 Civic Center
7447 E Indian School Rd Suite 100
Scottsdale AZ 85251

Application Narrative Astoria by Cachet Homes PRD Design Criteria

1. **The overall plan shall be comprehensive, embracing the land, buildings, landscape and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.**
Astoria conforms the Scottsdale's general plan and land uses. Astoria is consistent with the existing PRD.
2. **The plan shall provide open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related to the topographic and natural landscape features of the site.**
Astoria's 7 lot configuration provides for 3 landscape tracts that blend with the surrounding neighborhood.
3. **The proposed development shall be compatible with the existing and planned land use, and with circulation patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community.**
We believe Astoria is compatible with existing and planned land and not a disruptive element to the neighborhood since it is consistent with the existing PRD.
4. **The internal street system shall not be a dominant feature in the overall design, rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.**
Astoria's street system is a single internal cul-de-sac street system accessible only via the collector street of Gold Dust Avenue.
5. **Common areas and recreation areas shall be so located so as to be readily accessible to the occupants of the dwelling units and shall be well related to any common open spaces provided.**
Since Astoria is small development of 7 lots, common/recreation areas are not applicable to this site.
6. **Architectural harmony within the development and within the neighborhood and community shall be obtained so far as practicable.**
The primary neighborhood is the community of Fox Hollow and Astoria has incorporated the Fox Hollow architectural design guidelines into their own CCR's.

DEVELOPMENT STANDARDS

Date Created: 6/4/2015

SUBDIVISION NAME: *Astoria*

CASE #: 55-ZN-1978#2

ZONING: R1-18 PRD

VERSION: _____

	AMENDED DEVELOPMENT STANDARDS
A. MINIMUM LOT AREA	10,000sf
B. MINIMUM LOT WIDTH	
1 . Standard Lot	90'
2 . Flag Lot	
C. MAXIMUM BUILDING HEIGHT	30' *(1)
D. MINIMUM YARD SETBACKS	
1 . FRONT YARD	
a) FRONT (to face of building)	20'
b) FRONT (to face of garage)	20'
c) FRONT (corner lot, side street)	15'
d) FRONT (corner lot, adjacent to key lot, side street)	15'
e) FRONT (double frontage)	20'
2 . SIDE YARD	
a) Minimum	*(2)
b) Minimum aggregate	20'
3 . REAR YARD	
a) Standard Depth	20' *(3)
b) Min. Depth (% of difference which can be occupied)	
E. DISTANCE BETWEEN BUILDINGS (MINIMUM)	
1 . Accessory & Main	10'
2 . Main buildings on adjacent lots	20'
F. MAXIMUM WALL HEIGHT	
1 . FRONT	3'
2 . SIDE	8'
3 . REAR	8'
4 . CORNER side not next to key lot	8' on PL
5 . Corral fence height (on property line)	6' on PL
G. DEVELOPMENT PERIMETER SETBACKS	
H. APPLICABLE ZONING CASES	55-ZN-1978
I. NOTES & EXCEPTIONS *(1) Building height shall not exceed twenty-four (24) feet and one story on lots 1-4 *(2) There shall be a side yard on each side of a building having a width of not less than 5', however each lot shall have an aggregate of at least 20' of combined side yard and no adjacent structures shall be closer than 20' *(3) A minimum rear yard of thirty (30) feet shall be maintained on lots 1-4. This setback shall apply to all structures, including accessory buildings.	



AERIAL PHOTOGRAPH DATE:
3/7/2014

REVISIONS		
NO.	DESCRIPTION	DATE



SCALE: 1" = 100'
0, .50, 1.00

RICK

8150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3300
(FAX) 602.365.3304

PROJECT NO: 4590
DATE: 03 MAR 2015

DESIGNED:	DJL
DRAWN:	DM

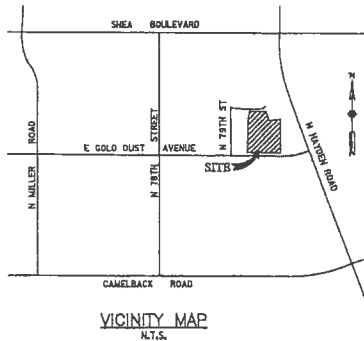
Copyright 2013
NUCK ENGINEERING

14	
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ASTORIA

CONTEXT AERIAL WITH SITE PLAN

55-ZN-1978#2
3/09/2015



PRELIMINARY PLAT FOR ASTORIA

SCOTTSDALE, ARIZONA
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF
SECTION 26, TOWNSHIP-3-NORTH, RANGE-4-EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEER:
RICK ENGINEERING COMPANY
6160 N. 17TH STREET
SCOTTSDALE, ARIZONA 85255
CONTACT: CHRIS PATTON, PE
PHONE: (602) 857-3350
EMAIL: CPATTON@RICKENGINEERING.COM

PARCEL ADDRESS:
A.P.N. 175-47-0056
7848 E COCHISE ROAD
SCOTTSDALE, AZ 85255
A.P.N. 175-47-0051
7850 E GOLD DUST AVE
SCOTTSDALE, AZ 85255

DEVELOPER:
CACHET-ASTORIA, LLC
17200 N. PERIMETER DRIVE
SUITE 100
SCOTTSDALE, AZ 85255
CONTACT: RON WINTERA
PHONE: (480) 856-7022
EMAIL: RWINTERA@CACHETINDUSTRIES.NET

NOTES:

THE EXISTING ZONING OF BOTH EXISTING PARCELS IS R-18 PRO. SINGLE FAMILY RESIDENTIAL, PLANNED RESIDENTIAL DEVELOPMENT DISTRICT.
THE TOTAL GROSS AREA OF THE PROPOSED DEVELOPMENT IS 3.32 ACRES.
THE PROPOSED DEVELOPMENT CONSISTS OF 7 INDIVIDUAL LOTS.
THE MINIMUM LOT SIZE IN THE DEVELOPMENT IS 16,126 S.F., THE AVERAGE LOT SIZE IN THE DEVELOPMENT IS 17,225 S.F.
THE PROPERTY OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE TRACTS IN THE DEVELOPMENT.
THE EQUESTRIAN EASEMENT MAINTENANCE WILL BE THE RESPONSIBILITY OF THE CITY OF SCOTTSDALE.
PROPOSED DEVELOPMENT IMPROVEMENTS WILL CAUSE A MINIMAL INCREASE IN STORM WATER RUNOFF. SEE PRELIMINARY DRAINAGE REPORT FOR PRE-DEVELOPMENT VS. POST-DEVELOPMENT DRAINAGE ANALYSIS.

DRAINAGE STATEMENT:

THE POST-PROJECT RUNOFF VOLUME OF 16,896 CU. FT. EXCEEDS THE PRE-PROJECT RUNOFF VOLUME OF 16,104 CU. FT. BY 792 CU. FT. FOR THE 100 YEAR 2 HOUR STORM EVENT. THE CITY OF SCOTTSDALE STORMWATER MANAGEMENT DEPARTMENT THIS REPRESENTS AN INSIGNIFICANT INCREASE TO THE RUNOFF COMING FROM THIS SITE AND AS SUCH THE PROJECT IS NOT REQUIRED TO PROVIDE ON-SITE RETENTION FACILITIES.

SEE PRELIMINARY DRAINAGE REPORT FOR DETAILED DRAINAGE CALCULATIONS.

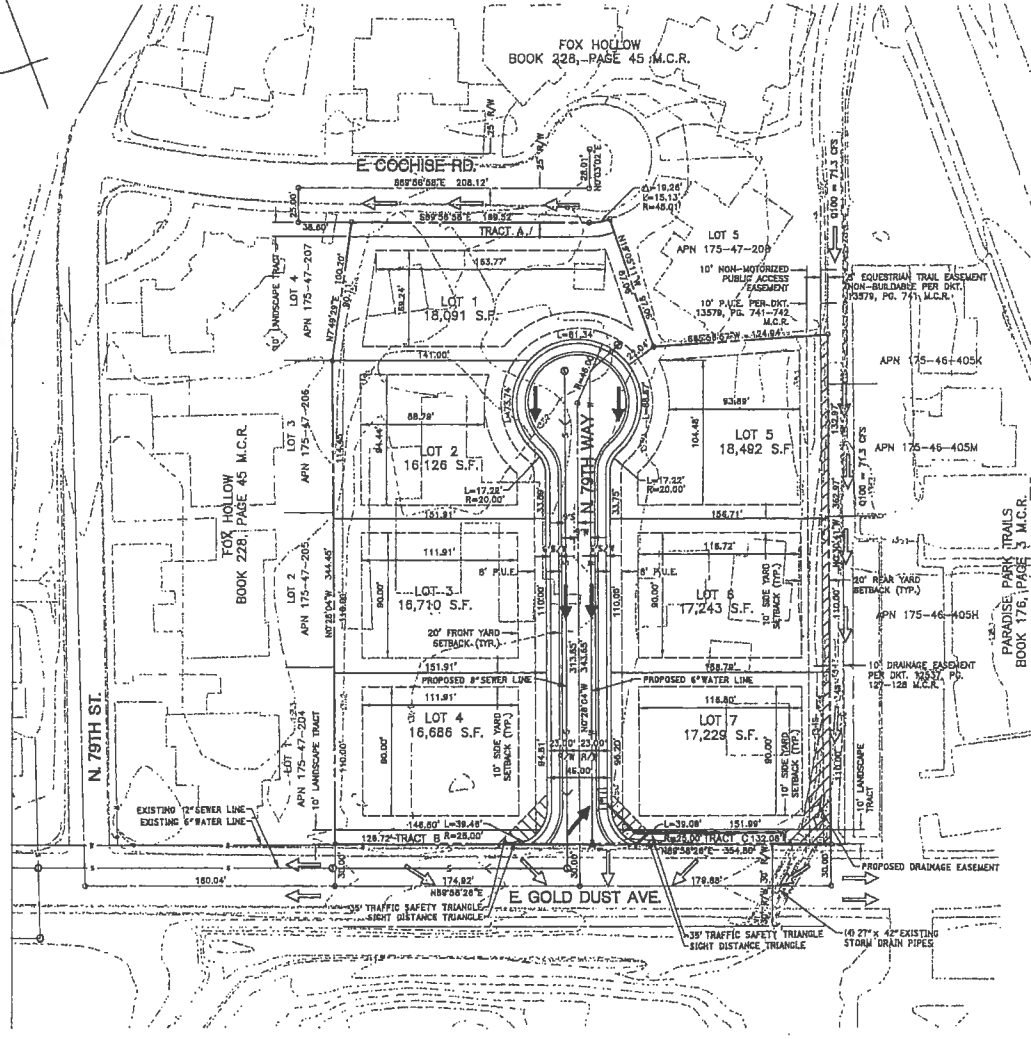
RETENTION CALCULATION

$V_R = 0.7(12) A C$	$A = 3,3207 \text{ AC}$	$P = 2.19 \text{ IN.}$
PRE-DEVELOPMENT VOLUME REQUIRED:		
$C = 0.61$		
$V_R = 16,104 \text{ CU. FT.}$		
POST-DEVELOPMENT VOLUME REQUIRED:		
$C = 0.64$		
$V_R = 16,896 \text{ CU. FT.}$		
CHANGE IN VOLUME REQUIRED:		
$V_R(\text{PRE}) - V_R(\text{POST}) = 792 \text{ CU. FT.}$		

LOT AND EASEMENT AREA TABLE:

LOT #	AREA (S.F.)	MAINTENANCE RESPONSIBILITY
LOT # 1	18,091	LOT OWNER
LOT # 2	16,126	LOT OWNER
LOT # 3	16,710	LOT OWNER
LOT # 4	16,686	LOT OWNER
LOT # 5	18,492	LOT OWNER
LOT # 6	17,243	LOT OWNER
LOT # 7	17,228	LOT OWNER
TRACT A	1,810	OWNER'S ASSOCIATION
TRACT B	1,407	OWNER'S ASSOCIATION
TRACT C	1,450	OWNER'S ASSOCIATION
LANDSCAPE TRACTS TOTAL	4,737	OWNER'S ASSOCIATION
EQUESTRIAN ESMT.	1,874	CITY OF SCOTTSDALE
PUBLIC UTILITY ESMT.	6,186	LOT OWNER
46' PUBLIC R.O.W.	19,348	CITY OF SCOTTSDALE
DRAINAGE EASEMENT	2,741	OWNER'S ASSOCIATION

LEGEND	
	INDICATES EXISTING WATER LINE
	INDICATES EXISTING WATER VALVE
	INDICATES EXISTING SEWER LINE
	INDICATES EXISTING SEWER MANHOLE
	INDICATES PROPOSED WATER LINE
	INDICATES PROPOSED WATER VALVE
	INDICATES PROPOSED TAPPING SLEEVE AND VALVE
	INDICATES PROPOSED FIRE HYDRANT
	INDICATES PROPOSED SEWER LINE & FLOW DIRECTION
	INDICATES EXISTING DRAINAGE FLOW DIRECTION
	INDICATES PROPOSED DRAINAGE FLOW DIRECTION
	INDICATES SITE PROPERTY LINE
	INDICATES PROPOSED LOT LINE
	INDICATES PROPOSED EASEMENT/SETBACK LINES
	INDICATES PROPOSED STREET CENTERLINE



ASTORIA PRELIMINARY PLAT

NO.	REVISIONS DESCRIPTION	DATE
1	1-PP-2015	1-10-2015









RICK ENGINEERING COMPANY
6160 N. 17TH STREET
SCOTTSDALE, ARIZONA 85255
CONTACT: CHRIS PATTON, PE
PHONE: (602) 857-3350
EMAIL: CPATTON@RICKENGINEERING.COM

SHEET 1 OF 1

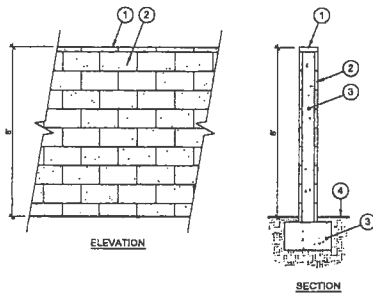
55-ZN-1978#2
1-PP-2015
1-10-2015

SYMBOL	BOTANICAL NAME	QTY.	SIZE
	COMMON NAME		

TREES			
	EUCALYPTUS PAPUANA GHOST GUM	13	16 GAL.
SHRUBS AND ACCENTS			
	BULBINE 'TINY TANGERINE' DWARF BULBINE	27	6 GAL.
	CALLANDRA CALIFORNICA BAJA FAIRY DUSTER	24	6 GAL.
	ESEMOPHILA 'VALENTINE' VALENTINE SHRUB	28	6 GAL.
	LANTANA MONTEVIDENSIS TRAILING LANTANA	50	1 GAL.
	SALVIA GREGGI AUTUMN SAGE	27	6 GAL.

NEW 8' PERIMETER WALL
(PAINTED STUCCO FINISH)

EXISTING PERIMETER WALL TO REMAIN
(PAINTED STUCCO FINISH)

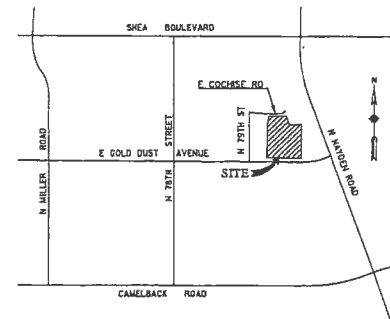


- ① 2" THICK SOLID CMU TOP CAP WITH PAINTED STUCCO FINISH.
- ② 8x16 CMU WITH PAINTED STUCCO FINISH.
- ③ FOOTING AND STEEL REINFORCING PER STRUCTURAL ENGINEER.
- ④ FINISH GRADE.

- ① CMU WALL WITH PAINTED STUCCO FINISH.
- ② DECORATIVE TOP CAP WITH PAINTED STUCCO FINISH.
- ③ RAISED METAL LETTERING.

CONCEPTUAL ENTRY WALL DETAIL

SCOTTSDALE, ARIZONA
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF
SECTION 26, TOWNSHIP-3-NORTH, RANGE-4-EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

ROCK ENGINEERING COMPANY
3945 E. FORT LOWELL RD., SUITE 111
TUCSON, ARIZONA, 85712
CONTACT: MARK FELLINGER

PHONE: (520) 795-1000
EMAIL: mfellinger@rockengineering.com

RICK ENGINEERING COMPANY
6150 N. 16TH STREET
PHOENIX, ARIZONA, 85016
CONTACT: CHRIS PATTON, PE

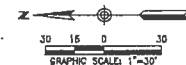
PHONE: (602) 957-3350
EMAIL: CPATTON@RCKENGINEERING.COM

CACHET-ASTORIA, LLC
17200 N. PERIMETER DRIVE
SUITE 102
SCOTTSDALE, AZ 85265
CONTACT: RON KOMYAK
PHONE: (480) 558-7022

A.P.H.175-47-0050
7949 E COCHISE ROAD
SCOTTSDALE, AZ 85285

A.P.H.175-47-005H
7930 E GOLD DUST AVE
SCOTTSDALE, AZ 85285

1. PRELIMINARY APPLICATION
LANDSCAPE PLAN
2. PRELIMINARY APPLICATION
LIGHTING PLAN



REVISIONS		
NO.	DESCRIPTION	DATE



ASTORIA

PRELIMINARY
NOT FOR
CONSTRUCTION



exp. 8-30-18

YRIGHT 2014
ENGINEERING
COMPANY

F	COP RUCK
F	

DESIGNED	ME
DRAWING	ME

1	P4590	
2	75	

PROJECT NO.	DATE: 4/15/
-------------	-------------

PAGE 1 OF 2

ASTORIA OPEN SPACE PLAN

ASTORIA CITY STREET
CITY OF ASTORIA
ASTORIA, OREGON
RICK ENTERPRISES, INC.
RICK ENTERPRISES, INC.
RICK ENTERPRISES, INC.

PROJECT NO. 009
DATE 11-09-2015
DESIGNER DJL
DRAWN DJL
CHECKED DJL
APPROVED DJL

SHEET 1 OF 1



LEGEND

- INDICATES OPEN AREAS
- INDICATES PROPOSED SINGLE FAMILY RESIDENTIAL LOTS
- INDICATES PROPOSED STREET RIGHT-OF-WAY



ASTORIA
OPEN SPACE PLAN

NO.	REVISIONS	DATE

110021 243-1100
1-800-874-1171

Additional Information for:

Astoria

Case: 55-ZN-1978#2

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density, lot placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
3. **DRAINAGE REPORT.** With the final civil improvement plan submittal, the owner shall submit a Final Drainage Report and Grading and Drainage Plan that demonstrates consistency with the Design Standards and Policies Manual, the Preliminary Drainage Report accepted in concept by the Storm Water Manager or designee, and Chapter 37 of the Scottsdale Revised Code. The property owner/developer shall construct all required drainage improvements before any individual lot is developed. The Final Drainage Report shall address the following:
 - a. The proposed curb opening (inlet) along the east side of the proposed 79th Way right of way shall be designed to intercept the total flow generated by Sub-Watershed 3 and Sub-Watershed 4, as opposed to flows from Sub-Watershed 3 only as indicated in the Preliminary Drainage Report.
 - b. The wall openings along the proposed perimeter wall on the east property line shall be sized in accordance with the cumulative watershed area from north to south, assuming the entire on-site flow
4. **BASIS OF DESIGN REPORT (WATER).** Preliminary Basis of Design Report (Water) has been reviewed and accepted by the City of Scottsdale Water Resources Department. Prior to final plan submittal, the owner shall submit a Final Basis of Design Report (Water) for review and acceptance. Final report shall include a fire hydrant flow test and hydraulics.
5. **EASEMENTS.**
 - a. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development and/or required for access or service to the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.



Astoria

55-ZN-1978#2

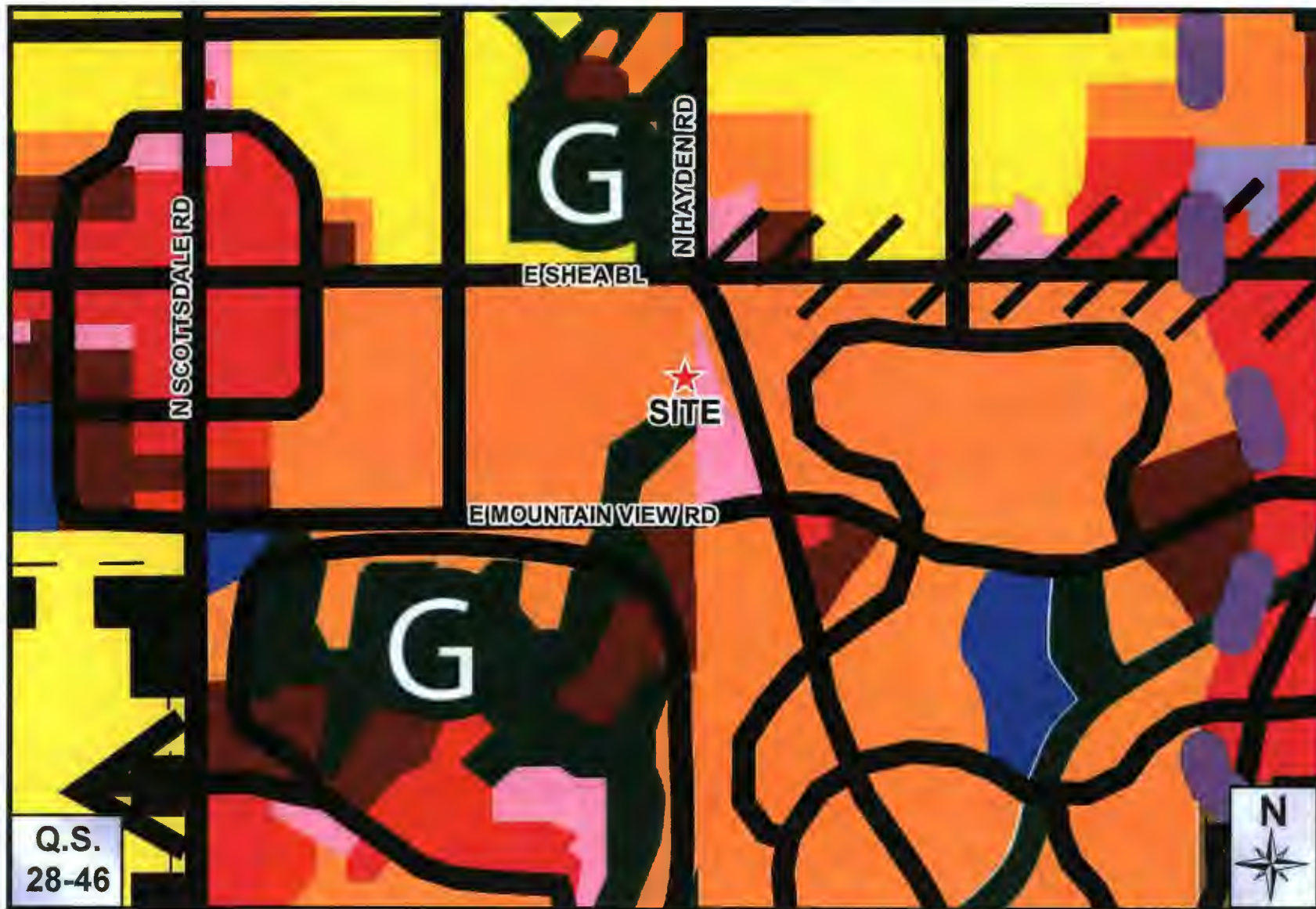
ATTACHMENT #4



Astoria

55-ZN-1978#2

ATTACHMENT #4A



Q.S.
28-46

Astoria

55-ZN-1978#2

ATTACHMENT #5

March 3, 2015

City Of Scottsdale
Planning & Development
One Stop Shop
1 Civic Center
7447 E Indian School Rd Suite 100
Scottsdale AZ 85251

Citizen Review Report

- I. Cachet Attended Fox Hollow HOA meeting on 1/19/15.
 - a. Cachet received a list of requests of which were complied with (attached).
- II. Cachet held zoning dictated neighborhood open house meeting on 2/2/15.
 - a. There were 20 Fox Hollow residence and 2 real estate agents in attendance all in support of the 9 lot plan.
- III. Cachet and City Staff met on 2/3/15.
 - a. Due to density concerns Cachet reduced the plan to 7 lots.
- IV. Cachet received notice 2/7/15 some of the Fox Hollow residents became unsupportive.
 - a. Determined 3 residents believe they could prevent any redevelopment of the property by opposing. 2 of the 3 are in a position to file legal protest.
 - b. Cachet introduced the new 7 lot configuration.
 - c. 2 of the protester became indifferent and 1 remains opposed and is in a position to file a legal protest.
 - d. The 17 remaining Fox Hollow residents we supportive, many of which are enthusiastically supportive.

Bloemberg, Greg

From: Ron Homyak <rhomyak@cachethomes.net>
Sent: Tuesday, April 07, 2015 1:32 PM
To: Bloemberg, Greg
Subject: FW: Adjacent Neighbors' response to proposed Asteria development
Attachments: image001.jpg; image002.png

Greg,
Just an FYI—this was the last e-mail correspondence with the neighbor on the west, sorry I used the wrong one just a minute ago.
Ron

Ron Homyak
Product Manager
Cachet Homes

From: Matt Cody
Sent: Tuesday, April 07, 2015 8:23 AM
To: Mike Corkle; Ron Homyak
Subject: Fwd: Adjacent Neighbors' response to proposed Asteria development

----- Original message -----

From: Rick Collins <Rick.Collins@RyanCompanies.com>
Date: 04/07/2015 6:10 AM (GMT-07:00)
To: Matt Cody <mhcody@cachethomes.net>
Cc: Bill Seneff <info@waterlinecontrols.com>, "Bill Gleason (bill.gleason@cox.net)" <bill.gleason@cox.net>, "lee gleason (leegleason@aol.com)" <leegleason@aol.com>, "Quinton and Michelle Seamons (msmikki@cox.net)" <msmikki@cox.net>, Anne Collins <ahcoll@aol.com>
Subject: Re: Adjacent Neighbors' response to proposed Asteria development

Matt, based on your comments in earlier meetings, it is our assumption that, to the extent that the existing wall needs repair or replacement in order to serve its intended function, that your company will take responsibility for that. After any required repairs or replacement to the wall is completed, your suggested approach makes sense, where each party has responsibility for repairs of damage or any required painting on its own side of the wall.

Assuming all other terms are acceptable and documented, we are not asking for the wall to be relocated to solve a 4" - 6" encroachment issue.

Rick Collins - President, SouthWest
Ryan Companies
rick.collins@ryancompanies.com
(o) 602-322-6142
(c) 602-320-6342
(Sent from my iPad)

On Apr 2, 2015, at 11:12 AM, "Matt Cody" <mhcody@cachethomes.net> wrote:

Rick –

Thank you for your email. I believe the conditions detailed are acceptable; however, there are a few that require further research (items #1 & #5 in particular). I expect to get back to you early next week. One clarification – as it relates to the existing wall between the properties (backyard wall for the 79th Street homes), I assume this will be treated as a 'party wall' allowing us to stucco and paint our side and that each party maintains their side of the wall. Further, should one party damage the wall, that party would be responsible for repair. This is very typical throughout the valley, but worthy of clarification. Also, the existing wall (east face of the wall) is for the most part on the common property line, but does actually deviate about 4" - 6" inside of your properties by the time it reaches the Collins property. I'm assuming that the existing wall would remain in its present location. Please confirm my understanding. Thank you to you and your neighbors for your willingness to work through these issues.
Matt

From: Rick Collins [<mailto:Rick.Collins@RyanCompanies.com>]

Sent: Wednesday, April 01, 2015 10:50 AM

To: Matt Cody

Cc: 'Bill Seneff'; Bill Seneff; Bill Gleason (bill.gleason@cox.net); lee gleason (leegleason@aol.com); Quinton and Michelle Seamons (msmikki@cox.net); Anne Collins ; Rick Collins

Subject: Adjacent Neighbors' response to proposed Asteria development

Matt, thanks for discussing your proposed development again with our small group of neighbors whose properties on 79th Street will abut your proposed development. I am writing on behalf of my wife, Anne, and me, and with the knowledge and agreement of our immediate neighbors along 79th Street: Bill and Lee Gleason; Bill and Cathy Seneff; and Quint and Michelle Seamons. They are each copied on this message.

After our discussion, and based on the commitments you have been willing to make, we will agree to not oppose your proposed development, subject to the following conditions:

- 1) All of the following conditions will be included in a document signed by Cachet Homes. Wherever possible, they will be agreed-upon conditions included in any staff report recommending approval of Cachet's proposed Asteria development, to be voted on for approval by the Scottsdale City Council. Height and setback limits should be included as deed restrictions. Only if it is inappropriate to be included in a set of conditions for City approval, will these conditions be included in a separate writing between Cachet and the four 79th Street homeowners.
- 2) Minimum 30' setback on the side of Asteria homes which faces our back yards, for all structures
- 3) Maximum one-story, 24' height on structures except for the three homes on the Hayden Road side of the proposed development
- 4) \$5,000 allowance provided by Cachet to each 79th Street homeowner for back yard wall height increase or landscaping. The homeowners will be able to use it as they each deem appropriate, and arrange the work themselves, at their desired timing. Not limited to having Cachet's subcontractors perform the work. This allowance shall be paid to each of the four homeowners immediately following Cachet's closing its purchase of all or any portion of the land.
- 5) Cachet shall use its best efforts to make available to each of the 79th Street homeowners, and to any homeowners adjacent to the proposed development along Cochise Road, access to natural gas piping installed by Cachet for its development. For those existing homes which are immediately adjacent to the proposed development, Cachet will provide natural gas piping to the shared property line. Further, Cachet will coordinate to assure the minimum cost for each homeowner's connection.

- 6) Cachet Homes shall commit to have a Cachet Homes superintendent or other employee on site all day each day of construction, to supervise subcontractor performance and enforce compliance with City of Scottsdale ordinances and Cachet site behavior and performance policies.
- 7) Cachet will commit to strict enforcement of compliance with time-of-work and noise ordinances (no working early or late). Cachet will not allow music on site that can be heard on adjacent lots.
- 8) Cachet commits to include in the Asteria CC&R's provisions that mirror those in the Fox Hollow CC&Rs, including provisions about storage of RVs and similar provisions which benefit adjacent homeowners, subject to further definition and discussion.
- 9) Cachet will commit that no homes in the proposed development, whether constructed by Cachet Homes or others, shall be available at a price below \$1.2 Million.

Matt, if you are in agreement with the above, please indicate so in a "Reply All" email. We will then work together to figure out how best to document these agreed conditions. Thanks for working with us to resolve these issues which are so very important to us.

Rick Collins | President/SouthWest
Ryan Companies US, Inc. | 3900 E. Camelback Road, Suite 100, Phoenix, AZ 85018-2653
602-322-6142 *tel* | 602-320-6342 *cell* | 602-322-6342 *fax*
rick.collins@ryancompanies.com
<image001.jpg>
Find us on: [The Web](#) | [Twitter](#) | [Facebook](#)
<image002.png>

Cachet Homes

17200 N. Perimeter Drive Suite 102 Scottsdale, AZ 85255
Phone 480-556-7000 Fax 480-778-8626 CachetHomes.net

January 15, 2015

Re: 7930 E Gold Dust Ave & 7949 E Cochise Rd

Dear Neighbor,

This letter is being sent to you pursuant to the City of Scottsdale Zoning Code to invite you to an open house neighborhood meeting to discuss the rezoning of the property listed above.

The open house will be held at 6:00 PM on Monday, February 2, 2015 at the Scottsdale Bible Church located at 7601 E Shea Boulevard, Scottsdale, AZ 85258. The project consists of 3.3 acres that Cachet Homes would like to subdivide into 9 custom home lots. The lots will intend to meet the basic underlying zoning guidelines of the Fox Hollow subdivision and will average 13,959 square feet in size. All lots will be accessed from Gold Dust Avenue via a new public street. A copy of the preliminary site plan is included for your review.

If you have any questions for the City of Scottsdale, the case file number is 1213-PA-14. City web address is www.scottsdaleaz.gov/projects/projectsinprocess. The City Senior Planner assigned to this case is Greg Bloemberg and can be reached at gbloemberg@scottsdaleaz.gov or 480-312-4306.

If you have any questions for Cachet Homes I can be reached at rhomyak@cachethomes.net or 480-556-7022 or you can contact Matt Cody, President of Cachet Homes at mhcody@cachethomes.net or 480-556-7010.

We look forward to seeing at the open house.

Sincerely,



Ron Homyak
Product Manager

cc: City of Scottsdale Current Planning Department.

Enc.

ASTORIA OPEN HOUSE MEETING SIGN-IN SHEET

Project: Astoria

Meeting Date: 2/2/15

Facilitator: Ron Homyak

Place/Room: Scottsdale Bible Church

Name	Street Address	Comments
Margaret ANSON	7932 E. North Ln.	=
Art & Marydelabooter	7925 E. North Ln	
Jim & Jerry Kaplan	7935 E North Lane	
PICK & ANNE COLLINS	10379 N. 79TH ST.	
Eric & Janet Harris	7912 E Cochise Kd.	
Tom Stinger		
Bill & CATHY Senett	10279 N 79TH ST Scotts.	
Dennis Levine	7905 E. North Lane	
Cliff Johnson	7932 E. Cochise	
Janet & Al Palazzo	7906 E. Cochise	
Bill & Edie Leach	10349 N. 79th St.	
Jason Mitchell		
Tom Dwyer		

Wassem Hanadch

ASTORIA OPEN HOUSE MEETING SIGN-IN SHEET

Project: Astoria

Meeting Date: 2/2/15

Facilitator: Ron Homyak

Place/Room: Scottsdale Bible Church

Name	Street Address	Comments
Waseem Hamadeh	10532 N. 79 th St.	

Bloemberg, Greg

From: Bloemberg, Greg
Sent: Wednesday, May 13, 2015 1:47 PM
To: Bloemberg, Greg
Subject: FW: Concerns and Opposition to Case #s are 55-ZN-1978#2 and 1-PP-2015.

From: Bill Seneff [<mailto:info@waterlinecontrols.com>]
Sent: Friday, March 13, 2015 2:48 PM
To: Bloemberg, Greg
Subject: Concerns and Opposition to Case #s are 55-ZN-1978#2 and 1-PP-2015.

Greg:

Can we get a meeting with you Next Friday March 20th after 11AM? Let me know what time works for you and I will forward it on to the other concerned parties. It will be me and a few of the other adjacent home owners to the property.

My concerns are setbacks for the rear yards, height restrictions of 24ft for the new structures if it succeeds. The proposed Street could be moved without significantly affecting the lot sizes, in order to get 50 ft rear yard setbacks on the lots on the west side which are backed up to the current properties in Fox Hollow.

My complaint is that the 3 acres were always planned & designed for low density (3 Units) in return for smaller lots & more homes on the balance (Fox Hollow portion) of the original zoning.

Sincerely,

Bill Seneff

Waterline Controls
Phoenix, AZ
Cell: 480-220-1616
Toll Free: 888-905-1892
[Email](#) . [LinkedIn](#) . [Website](#)

Discover why Waterline Controls is better [here!](#)

[Share us on Facebook](#), [Link with us on LinkedIn](#) or [follow us on Google +](#)

See It! Control It! One Core Technology for the Whole Building

Castro, Lorraine

Item #2

From: Bloemberg, Greg
Sent: Tuesday, June 09, 2015 9:57 AM
To: Castro, Lorraine
Cc: Curtis, Tim
Subject: FW: 55-ZN-1978#2 (Astoria)

Lorraine,

Please add to the supplemental materials for next week's PC hearing.

Thanks!!

Greg Bloemberg
Senior Planner
Current Planning
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480-312-4506

From: Timothy Arnold [<mailto:timarnoldaz@yahoo.com>]
Sent: Tuesday, June 09, 2015 9:41 AM
To: Bloemberg, Greg
Subject: 55-ZN-1978#2

Greg,

Per our conversation, I think the proposed 7 single family homes at 7930 Gold Dust Av. would fit in well in this neighborhood and be a great addition. I am in support of the zoning changes needed to accommodate this development.

Sincerely,
Tim Arnold
10531 N. 79th Street
Fox Hollow Neighborhood

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Postcards HUP - 150

Postcards PC - 150

Postcards CC - 150

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- City Website-Projects in the hearing process

Astoria

55-ZN-1978#2

ATTACHMENT #7



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, JUNE 10, 2015

DRAFT SUMMARIZED MEETING MINUTES

PRESENT: Michael Edwards, Chair
Matt Cody, Vice Chair
David Brantner, Commissioner
Larry S. Kush, Commissioner
Michael J. Minnaugh, Commissioner
Ali Fahki, Commissioner
Paul Alessio, Commissioner

STAFF: Tim Curtis
Joe Padilla
Erin Perreault
Dan Symer
Jesus Murillo
Greg Bloemberg
Doris McClay

CALL TO ORDER

Chair Edwards called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

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www.scottsdaleaz.gov/boards/PC.asp

MINUTES REVIEW AND APPROVAL

1. Approval of May 27, 2015 Regular Meeting Minutes including the Study Session.

COMMISSIONER KUSH MOVED TO APPROVE THE MAY 27, 2015 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED

2. [55-ZN-1978#2 \(Astoria\)](#)

Request for a Zoning District Map Amendment to amend the previously approved Planned Residential Development (PRD) Development Plan for a site zoned Single Family Residential District (R1-18 PRD), to allow for a new 7-lot residential subdivision, with amended development standards on 3.3+/- acres located at 7930 E. Gold Dust Avenue. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Ron Homyak, 480-556-7022.

Item no. 2: Recommended City Council approve case 55-ZN-1978#2, by a vote of 6-0; Motion by Commissioner Brantner, per the staff recommended stipulations, and after determining that the proposed Zoning District Map Amendment including approval of the Amended Development Standards and the Development Plan are consistent and conform with the adopted General Plan, 2nd by Commissioner Alessio. Vice Chair Cody recused himself.

3. [6-ZN-2015 \(Center for Recovering Families\)](#)

Request for a Zoning District Map Amendment for Amended Development Standards to amend the street setback from 20 feet to 10+/- feet for a 2,400+/- square foot property located at 4325 N. 75th Street with Highway Commercial Parking District Downtown Overlay (C-3/P-3/DO), and Parking District Vehicle Parking Downtown Overlay (P-2 DO) zoning. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Bob Winton, 602-230-9778.

Item no. 3: Recommended City Council approve Case 6-ZN-2015, by a vote of 7-0; Motion by Commissioner Brantner, per the staff recommended stipulations, and after determining that the proposed Zoning District Map Amendment and the Amended Development Standards are consistent and conform with the adopted General Plan, 2nd by Commissioner Kush.

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4. 17-ZN-2014 (Wildcat Hill)

Request by owner for a Zoning District Map Amendment from the Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district to the Single-family Residential, Environmentally Sensitive Lands (R1-70/ESL), on 305+/- acres of a 353+/- acre site, located at the southeast corner of N. Cave Creek Road and E. Bartlett Lake Road. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Stephen C. Earl, 602-265-0094.

Item no. 4: Recommended City Council approve case 17-ZN-2014, by a vote of 6-0; Motion by Commissioner Brantner, per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Vice Chair Cody. Commissioner Kush recused himself.

Request to speak cards; Felix Shaskan, Steve Miley

Written comment card; Felix Shaskan

REGULAR AGENDA

5. 11-UP-2014 (Scottsdale National Golf Club)

Request by owner for a Conditional Use Permit for golf course uses, on approximately 650+/- acres, located in the vicinity of 26601 N. 122nd Street, with Single-Family Residential, Environmentally Sensitive Lands (R1-190 ESL), Single-Family Residential, Environmentally Sensitive Lands (R1-130 ESL), and Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning designations. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Steve Gabbay, 480-398-2525.

Item no. 5: Recommended City Council approve case 11-UP-2014, by a vote of 7-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Fakh.

Request to speak card for item 5 & 6; Zach Sakas

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6. 4-UP-2015 (Aps Via Dona Subdivision Relocation)

Request by owner for a Conditional Use Permit (CUP) to relocate Public Utility Buildings, Structures, or Appurtenances for Public Service use, from its existing 28980 N. 118th Street location, to a 5.0 +/- acre area, located at the northwest corner of N. 118th Street and E. Rio Verde Drive, with Single-Family Residential (R1-190 ESL) zoning. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Dave Gulino, 480-946-5020.

Item no. 6: Recommended City Council approve case 4-UP-2015, by a vote of 7-0; Motion by Commissioner Alessio, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Kush.

Request to speak cards; Ryan Weed, Steve Gabbay.

Non-Action Item

7. Presentation and discussion on the General Plan Task Force recommended draft General Plan 2035, including Chapter 5: Connectivity, Chapter 6: Revitalization, Chapter 7: Innovation & Prosperity, and Chapter 8: Implementation.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:54 p.m.

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